

PROPERTY SUMMARY



PROPERTY:	BRYDEN PROFESSIONAL BUILDING		
LOCATION:	4851 South I-35 E, Corinth, TX 76210 Corner of I-35 and Post Oak – Across from Bill Utter Ford <u>One exit south of Denton Regional Hospital</u>		
POTENTIAL USE:	Professional Office Building		
AVAILABILITY:	<u>Suite 201</u> - 3,940 RSF – Reception, clerical work area, 2 restrooms, break room, several offices, open areas, storage rooms. Can be reconfigured. <u>Suite 203</u> – 1,175 RSF – Reception, clerical work area, four (4) private offices, break area and storage.		
UTILITIES:	Tenants Expense – All existing to the site		
SIGNAGE:	Monument Sign – Corner – I-35 @ Post Oak Marquis Sign in Lobby Outside of building – Negotiable		
PARKING:	Private Parking Lot		
RATE:	\$14.00 / SF / Yr + \$7.20 NNN		
TERMS:	Negotiable		
COMMENTS:	Prime office space ideal for medical or professional office. Good tenant mix with several medical and other business uses tenants in place. Spaces have access from newly remodeled entryway lobby area and may also have access directly from outside parking lot. Suites have various existing configurations some have large open areas and others have offices, exam rooms, lab rooms, restrooms, reception area, etc. Many have existing partitions / built in desk / counter tops, etc. All suites move in ready, or can be reconfigured.		
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